



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Broadway

Grimsby  
DN34 5QT

£199,950

**NO FORWARD CHAIN.** Larger corner plot, situated within a popular residential location. Ideal for a family, requiring a scheme of modernisation but priced to reflect. Scope subject to the necessary applications to extend the property into a larger family home. Situated within close proximity to many local amenities, schools and bus links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, three bedrooms, bathroom and WC. Off road parking, detached brick garage and gardens to the front rear and side with uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs storage.

### Lounge

15' 0" x 11' 11" (4.56m x 3.64m)

The lounge has a window to the front elevation, a radiator, a carpeted floor and gas fire.

### Kitchen/Diner

9' 5" x 18' 3" (2.86m x 5.55m)

The kitchen-diner has two windows to the rear elevation, a door to the side elevation, a radiator and a carpeted floor. There is also a range of fitted units with a sink and drainer, electric double oven, gas hob with an extractor over, plumbing for a washing machine and a pantry cupboard.

### First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, a storage cupboard, coving to the ceiling and a carpeted floor.

### Bedroom One

12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

### Bedroom Two

12' 4" x 9' 6" (3.76m x 2.90m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

### Bedroom Three

8' 1" x 8' 5" (2.46m x 2.57m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

### Bathroom

5' 5" x 4' 9" (1.66m x 1.45m)

The bathroom has an opaque window to the rear elevation, tiled walls, a radiator and vinyl flooring. There is also a bath with an electric shower over and basin.

### WC

5' 5" x 3' 0" (1.66m x 0.91m)

The WC has an opaque window to the side elevation, vinyl flooring and a WC.

### Garage

18' 3" x 8' 1" (5.57m x 2.47m)

The garage has an up and over door, door to the side, window to rear and electrics.

## Outside

With a driveway to the front offering off road parking there is also a tidy lawn. A door opens to reveal the rear garden which is great size with a good sized lawn with established shrubs, a greenhouse, perimeter fencing and an outdoor tap.

## Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

## Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

## Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

## Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

## Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

## Mortgage and Financial Advice

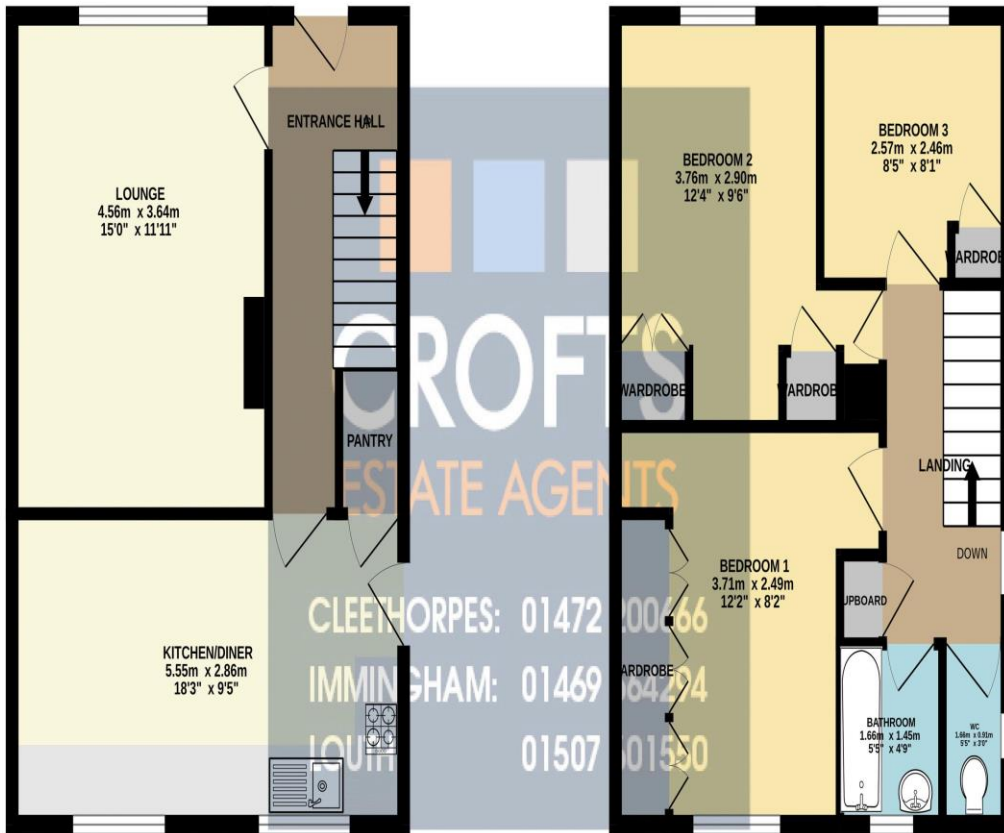
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
40.8 sq.m. (439 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 81.7 sq.m. (879 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.